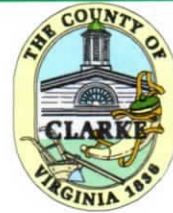


Clarke County

**PLANNING COMMISSION
BUSINESS INTERSECTION AREA PLANS SUBCOMMITTEE
Meeting Minutes
Thursday, May 26, 2016**



A meeting of the Planning Commission Business Intersection Area Plans Subcommittee was held at the Berryville/Clarke County Government Center, Berryville, Virginia, on Thursday, May 26, 2016.

ATTENDANCE

Robina Bouffault, Anne Caldwell, and Gwendolyn Malone

Absent: None

Staff Present: Brandon Stidham (Planning Director); Len Capelli (Director of Economic Development and Tourism)

CALLED TO ORDER

Staff called the meeting to order at 2:00PM.

APPROVAL OF AGENDA

On motion by Ms. Malone, seconded by Ms. Caldwell, the Subcommittee voted unanimously to approve the meeting agenda as presented.

APPROVAL OF MINUTES – APRIL 28, 2016 MEETING

On motion by Ms. Bouffault, seconded by Ms. Caldwell, the Subcommittee voted unanimously to approve the April 28, 2016 minutes as presented by Staff.

Mr. Stidham stated that the first agenda item is the mapping exercise to review the Waterloo Plan Area and surrounding properties to determine whether transition areas would be an appropriate recommendation. He then summarized the review of the Key Issues Lists and Draft Plan Outlines, and described the primary highways traffic count information included at the end of the packet. He concluded by reporting that Frederick County's only service district adjacent to Double Tollgate has boundaries that are contiguous with the boundaries of the Lake Frederick development. He said that he spoke with Frederick County Sanitary Authority director Eric Lawrence who said that no other properties outside the district boundaries are served by public water and sewer, and that there is no additional available water or sewer capacity in the area. Ms. Bouffault said that she spoke with Mr. Lawrence's predecessor in 2012 on this subject and confirmed that Frederick County has always had control over the public sewer system at Lake Frederick. She added that this inquiry came up in regards to a recent sale of land on Rt. 277 in Frederick County just across the county line that is planned for industrial uses.

Ms. Bouffault reported to the Subcommittee on her work to gather information on the County's equine industry in an effort to convince the Board of Supervisors to fund an equine industry survey. She added that this would support the development of the revised Agricultural Land Plan and that she is working with Weldon-Cooper Center to perform the survey. She said she wanted to emphasize how the equine industry supports agriculture in the County by preserving open space. Mr. Stidham noted that this could indirectly support the Waterloo and Double Tollgate Area Plan efforts in the form of promoting agricultural support businesses.

Subcommittee members then briefly discussed Governor McAuliffe's bill signing event at Blandy Experimental Farm earlier in the week and how the new law regarding installation of fiber optic cabling in the public road rights of way can help promote broadband in rural areas. Ms. Bouffault provided information on the USDA Community Connect grant program and the members discussed whether the County should consider applying for the grant. Mr. Capelli indicated that the Virginia Resources Authority may be able to provide grant writing assistance for this grant program. Mr. Stidham said that he would research the grant in more detail including how required local matching funds can be applied.

The Subcommittee then began the mapping exercise by reviewing maps for the Waterloo and Double Tollgate Plan Areas that the members requested. Ms. Caldwell suggested that since Double Tollgate is a deferred growth area, consideration should be given to downzoning the area from Highway Commercial to Agricultural-Open Space-Conservation so that conditional zoning may be used in the future when development is ready to occur and the County can negotiate proffered conditions. Mr. Stidham said that downzoning will require public hearing and notice to the affected property owners who may oppose the zoning change. He stated that the County would have to have a compelling reason for downzoning these properties. He added that he does not support administrative rezoning of properties because you lose the ability to negotiate proffers with developers. Mr. Stidham suggested the Subcommittee should consider for the Waterloo area whether to allow limited adjacent areas to be rezoned for specific types of uses and only in cases where a specific plan of development is proposed. He also said the Subcommittee could consider whether the list of allowable uses in the AOC District could be expanded for agricultural support businesses located in close proximity to a growth area with primary highway access.

Ms. Bouffault asked whether the existing properties in the growth areas have been appropriately developed. Mr. Stidham said that the Plan recommends no expansion of the growth area until it has been substantially developed, which does not mean complete build-out. He then reviewed the development status of the Waterloo Plan Area noting that the northeast and southeast quadrants are substantially developed and that the northeast and northwest quadrants have area remaining for development. Ms. Caldwell said she is hesitant to be specific about transition zones at this time but that it might be a good idea to leave the door open for discussions about adding allowable uses to the AOC District. Mr. Stidham asked whether the members would be comfortable with referencing agricultural service businesses in the Plan. The members said they are comfortable with this approach for Waterloo and Ms. Caldwell added that reference should be made regarding primary highway access. Ms. Bouffault said that there is more short term potential for the Waterloo Area as opposed to the Double Tollgate Area. Mr. Stidham asked the members whether they wanted to include recommendations on addressing the disposition of the former Department of Corrections property. Ms. Bouffault replied that the property has a limited use at this time since it is still owned by the State

and noted that the Regional Jail is interested in using the facility as a rehabilitation center for drug addicts. Mr. Stidham asked if the Subcommittee wanted to limit comments to the prison complex and exclude the former farm property and members agreed.

Mr. Stidham asked the members if they had any additional items to discuss in regards to the mapping exercise and no items were offered. Ms. Caldwell said that there should be no specific direction included or changes to be made to the map regarding expansion of the Plan Area. Mr. Stidham asked for confirmation that a strong statement should be included to reiterate that residential uses are not permitted in the Plan Areas. Ms. Bouffault asked about owner-occupied residences in conjunction with businesses, e.g., "Mom and Pop stores." Mr. Stidham replied that these are allowed in the Zoning Ordinance.

Mr. Stidham then reviewed the draft Key Issues Lists for the Waterloo Plan Area. Regarding potential inclusion of transition areas, Mr. Stidham noted that it would be replaced with allowing certain agricultural support uses in proximity to the Plan Areas and with access to primary highways. He added that he will include descriptive language in the narrative for the Area Plan to address this particular item. Regarding remaining issues, the members agreed that the current recommendation to develop a visitor center in Waterloo should be removed. The members wanted a reference to the Economic Development Strategic Plan included to address the issue of meals and transient occupancy taxes.

Regarding recommendations on stormwater management, Ms. Caldwell asked whether the State's regulations are more restrictive than the County's ordinance. Mr. Stidham noted that the County has a more stringent threshold for requiring stormwater management plans and a more stringent threshold for phosphorus (0.28 versus the State threshold of 0.41). He added that he would like to have the County's engineering consultant review the County's ordinance and determine whether we should continue to enforce it or repeal it and allow the State to handle stormwater management.

Regarding safety and appearance recommendations, Mr. Stidham stated that they could be updated and referenced in general policy statements. Ms. Caldwell noted that the detailed recommendations helped to ensure that the Handy Mart project was built with quality design standards. Mr. Stidham said that he could draft an updated version that retains the detailed recommendations.

Mr. Stidham asked whether recommendations should be included to address situations in which parcels adjacent to the Plan Areas are proposed for inclusion in conservation easement. Members agreed not to include any recommendations or policies regarding conservation easements.

Moving on to a review of Key Issues for the Double Tollgate Area, Mr. Stidham discussed designating the Plan Area as a "deferred growth area" as recommended by the Comprehensive Plan and identifying development triggers that would signal the need to advance growth policies and strategies. He noted he would reference Frederick County's limited public water and sewer capacity. Ms. Caldwell said that the development of the Department of Corrections property could be referenced as a development trigger. Members also agreed that a policy statement should be included requiring development to be served by onsite wells and septic systems consistent with the County's regulations, or by public water and sewer obtained through private sector cooperative efforts with Frederick County. Mr. Stidham noted that the 2012 Double Tollgate Committee report recommended against

relaxing the County's septic ordinance regulations to allow a wider range of onsite sewage treatment options for development at Double Tollgate. Members agreed to exclude references to regional stormwater facilities and reference to specific types of preferred development at Double Tollgate.

Mr. Stidham concluded the meeting agenda by asking for concurrence on the draft Plan outlines and the members agreed to move forward on developing the drafts according to the outlines. He noted that the next Subcommittee meeting is scheduled for Thursday, June 23 at 2:00PM. He also stated that he would be responsible for researching the Community Connect Grant program. Ms. Caldwell suggested that this program could be a source of funding for the County's telecommunications engineering study.

There being no further business to come before the Committee, the meeting was adjourned at 3:24PM.



Brandon Stidham, Clerk